

November 2022 Housing Market Report

Newham

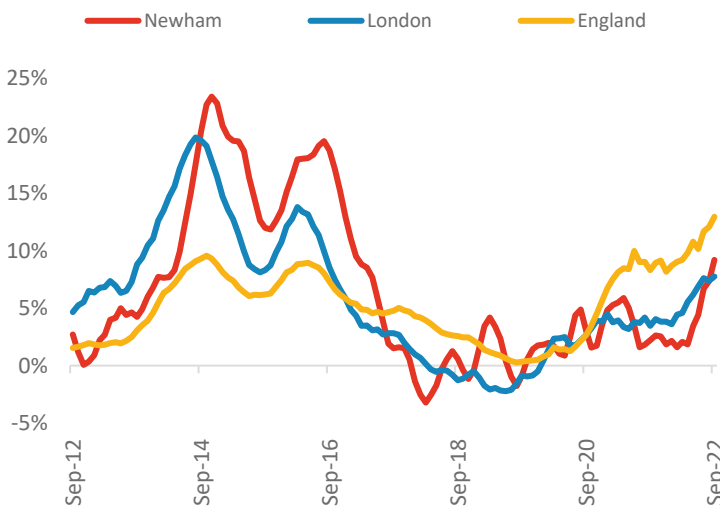
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| | Current level | 3 month | Annual | 5 year | 10 year |
|--------------|---------------|---------|--------|--------|---------|
| House prices | £421,436 | 3.5% | 9.2% | 14.6% | 94.3% |
| Transactions | 1,523 | -20.3% | -40.5% | -59.6% | -9.3% |

House Prices (September 2022 data)

Annual Change in House Prices

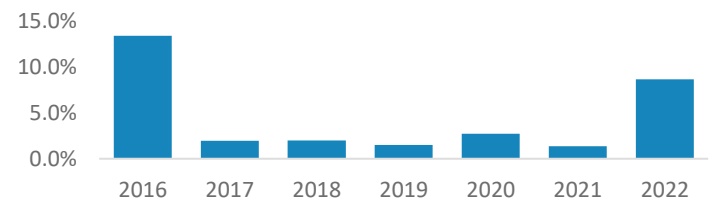


House prices in Newham grew by 9.2% in the 12 months to September 2022 (based on 3-month smoothed data). By comparison national house prices grew by 13.0% and prices in London grew by 7.8% over the same period.

Newham house prices are now 77.1% above their previous peak in 2007, compared to +82.8% for London and +60.8% across England.

Local prices have grown by 8.7% in 2022 so far, compared to growth of 1.4% over the same period last year.

Year-To-Date Change in House Prices, December to September

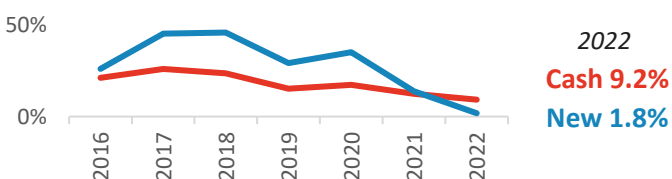


Transactions (July 2022 data)

There were 1,523 transactions in Newham during the 12 months to July 2022. This is 30% of the average from 2001-05 and suggests activity is significantly below pre-downturn levels.

Transactions in Newham have fallen by 50.0% since 2014, compared to changes of -38.5% for London and -21.9% for England.

Cash and New Build Sales as % of Total, by Year*



* The latest data here is subject to the 'Land Registry Lag'. For more details:

<https://builtplace.com/digging-deeper-land-reg-lag-coronavirus/>

Note: These transaction counts do not include those identified as transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a mortgage), and transfers to non-private individuals.

Annual Transactions, Indexed (2001-05 average = 100)

